



Town of Paradise

Planning and Protective Services Committee Meeting

September 5, 2024, 5:00 p.m.

Boardroom

Council Present: Deborah Quilty, Councillor, Chairperson
Kimberley Street, Deputy Mayor
Tommy Maher, Councillor
Dan Bobbett, Mayor, Ex-Officio
Glen Carew, Councillor (Guest) Left Meeting at 5:44 pm.

Staff Present: Lisa Niblock, CAO
Alton Glenn, Director of Planning and Protective Services
Lorelei Dean, Manager of Development Services
Robin Stick, Administrative Assistant

1. Safety Moment

Chair Quilty shared a safety moment with the committee.

2. Adoption of the Agenda

The agenda was adopted with additions to New/Other Business.

3. Adoption of the Minutes

The minutes were amended for 10c to reflect that a letter is to be sent from staff.

4. Business Arising from the Minutes

There was no business arising from the minutes.

5. Municipal Plan and Regulations Policy Initiatives and Amendments

a. Development Regulations 26, 2024 - Mini Homes

Committee directed staff to send Development Regulations 26, 2024 to Council with a recommendation to advertise for public consultation in accordance with the requirements of Section 14 of the Urban and Rural Planning Act (URPA).

6. Economic Development

a. Tax Incentive Application September 5, 2024

Committee discussed a Tax Incentive application for an accessible oral care company that meets the non-competing definition of the Tax Incentive Policy. Committee directed staff to send to Council with the recommendation to approve.

7. Municipal Enforcement

There is nothing to report at this time.

8. Planning and Development

a. Big Picture Update

Committee discussed updates to the Departmental Big Picture.

b. Habitat for Humanity

Committee discussed correspondence received regarding the location for the Habitat for Humanity land donation and directed staff to respond.

c. 179 Paradise Road - Commercial Garage Extension

Deputy Mayor Street was in conflict for this discussion as the property owner was a family member. She left the room at 6:08 pm and returned 6:16 pm.

Committee discussed a Development Approval application for a Commercial Garage Extension at 179 Paradise Road and directed staff to send to Council with the recommendation to approve subject to 12 conditions.

d. 7 Jane Heights - HBB

An application was discussed for a Home Based Business at 7 Jane Heights. Committee directed staff to proceed with the Notice of Discretionary Use and send to Council with the recommendation to approve subject to 11 conditions and no objections to the notice.

e. 242 Topsail Pond Road - Request to Purchase Town Land

Committee discussed a request to purchase Town land at 242 Topsail Pond Road and recommend refusal to sell the land to the owner and to retain the portion of open space for future trail connectivity.

f. 277-295 Paradise Road Infill Subdivision

An application for 277-295 Paradise Road was discussed and the Committee directed staff to send to Council with the recommendation to approve subject to 18 conditions.

g. Outstanding Order Report - September 5, 2024

The committee discussed the outstanding order report.

h. Building Permits - August 26, 2024 - September 4, 2024

Committee discussed the permits issued between August 26 and Sept 4, 2024.

9. Old/Recurring Business

There was nothing to report at this time.

10. New/Other Business

a. People, Places and Culture Workshop

Committee discussed the People, Places and Culture Workshop that is taking place September 26-27, 2024 at the St. Thomas Community Centre.

b. Ashgrove Drive – Little Library

Committee discussed a request to place a little library on Town property on Ashgrove Drive.

c. Round Pond Road

Committee discussed how a property on Round Pond Road has become a dumping ground. Staff were directed to check with the Infrastructure and Engineering Department on the weight restrictions for that section of the road and bring a response back to a future committee meeting.

d. Karwood Cabins

Committee discussed the duck feeding and rodent issues around Karwood Cabins. Staff will look into placing "no feeding wildlife" signs around the area.

e. Rob's Road

Committee discussed unfinished landscaping on Robs Road and directed staff to review deadlines on the occupancy permits for those properties and reach out to the developer for completion.

f. Photo Radar

Committee asked staff for an update on the Photo Radar project. Staff will reach out to province for an update.

11. Next Meeting

The next meeting is scheduled for Thursday September 19, 2024.

12. Adjournment

The Meeting adjourned at 7:32 pm.